

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

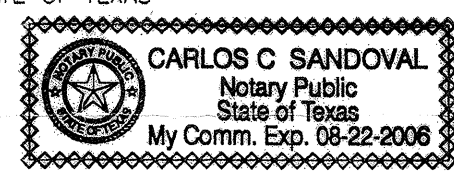
OWNER: A. Bradford Galo, Managing Partner

LAREDO J.M. LTD., A TEXAS LIMITED PARTNERSHIP  
15102 JONES MALTSBERGER, SUITE 101  
SAN ANTONIO, TEXAS 78247  
(210) 497-3385

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24TH DAY OF MARCH A.D. 2003

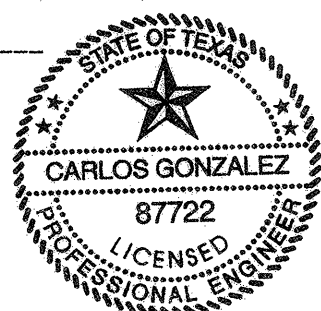
NOTARY PUBLIC - COMMISSION EXPIRES 8-22-2006  
IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

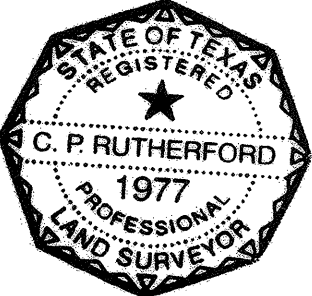
3-24-03  
CARLOS GONZALEZ, P.E.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY STATE THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Charles P. Rutherford, R.P.L.S.  
3-24-03



# C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5') WIDE EASEMENTS.

13' Wide R.O.W. Widening 0.14 Acres Dedicated to the Public for street R-O-W purposes

15' Wide Access Easement

Private Variable Width Drainage Easement

Legacy Oaks Subdivision Unit 1

Plot No. 020259

Vol. 9556, Pg. 86

Legacy Oaks Subdivision Unit 2

Plot No. 020340

Vol. 9556, Pg. 86

Legacy Oaks Subdivision Unit 3

Plot No. 020340

Vol. 9556, Pg. 86

Legacy Oaks Subdivision Unit 4

Plot No. 020340

Vol. 9556, Pg. 86

Legacy Oaks Subdivision Unit 5

Plot No. 020340

Vol. 9556, Pg. 86

Legacy Oaks Subdivision Unit 6

Plot No. 020340

Vol. 9556, Pg. 86

Legacy Oaks Subdivision Unit 7

Plot No. 020340

Vol. 9556, Pg. 86

Legacy Oaks Subdivision Unit 8

Plot No. 020340

Vol. 9556, Pg. 86

Legacy Oaks Subdivision Unit 9

Plot No. 020340

Vol. 9556, Pg. 86

## GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THESE LOTS, WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS PLAT WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER FINAL PLAT APPROVAL.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C0279F EFFECTIVE DATE JANUARY 4, 2002, INDICATES THAT ALL OF THE LOTS WITHIN THIS PLAT ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN."
4. STREETSCAPING WILL BE COMPLETED DURING THE BUILDING PERMIT PHASE.
5. IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
6. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

## PLAT OF:

## LEGACY OAKS BUSINESS PARK

BEING 7.74 ACRES OF LAND SITUATED IN THE LOUIS KNEIPP LEAGUE, SURVEY NO.11' ABSTRACT NO. 391, N.C.B. 13732, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED IN DEED FROM KB OME LONE STAR L.P. TO LAREDO J.M. LTD, RECORDED IN VOLUME 9588, PAGE 198, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

## PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT "DETENTION POND" (Detail "A")

LINE	BEARING	DISTANCE
L10	N 48°47'32" W	125.50'
L11	N 41°33'19" E	66.74'
L12	S 48°26'41" E	70.00'
L13	N 41°33'19" E	80.00'
L14	S 48°26'41" E	55.50'
L15	S 41°33'19" W	145.98'

## BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°46'28" E	35.37'
L2	S 27°35'59" W	53.09'
L3	S 36°40'11" W	45.34'
L4	N 36°40'11" E	48.46'
L5	N 45°49'29" E	93.22'
L6	N 85°27'22" E	35.24'
L7	S 48°50'04" E	12.96'
L8	S 41°33'19" E	40.00'
L9	N 49°45'22" W	43.00'

## DRAINAGE NOTES:

- MAINTENANCE OF ALL DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE RESPONSIBILITY OF OWNER.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- OWNER OF LOT 1, BLOCK 15 SHALL PROVIDE ACCESS TO DETENTION POND.
- ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

PLAT NO.: 020447

## LEGEND:

- Found Iron Rod - o
- Set Iron Rod - ●
- Gas, Electric, Telephone, Co. T.V. Easement - GETCE
- Building Setback Line - BSL
- Sanitary Sewer Easement - SSE
- Drainage Easement - DE
- Private Drainage Easement - PDE
- Vehicular Non-Access Easement - VNAE
- Landscape Easement - LSE
- Access Easement - AE
- Existing Landscape Easmt. (Vol. 9588, Pg. 224-243) - ELSE

Lot 3  
Block 1  
N.C.B. 17133

Lot 36  
N.C.B. 17363

Lot 39  
N.C.B. 17363

N: 13,757,803.44  
E: 2,145,722.49

N: 13,756,949.73  
E: 2,146,421.56

## BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	236.00'	10°54'55"	44.96'	S 33°03'26" W	44.89'
C2	214.00'	9°04'13"	33.88'	N 32°08'05" E	33.84'
C3	214.00'	9°09'20"	34.20'	S 41°14'50" W	34.16'

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

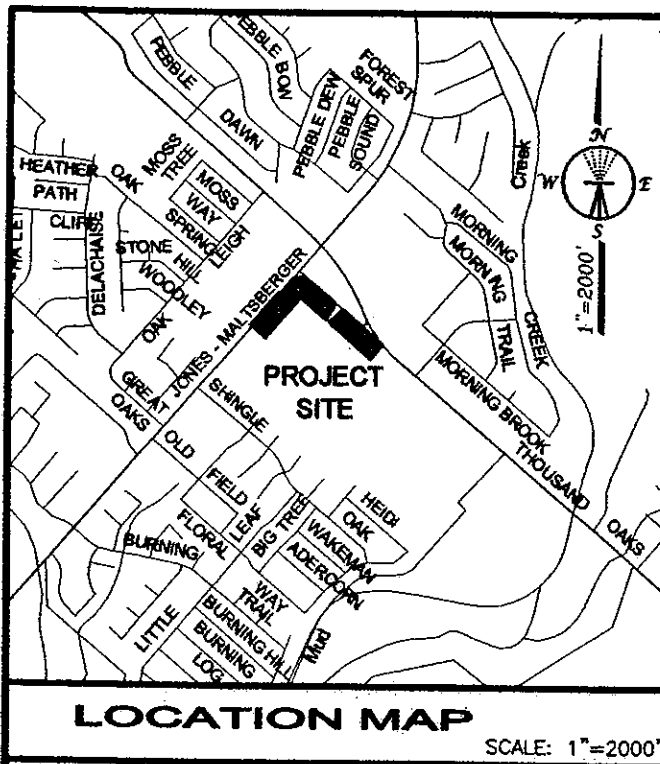
STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY

**HOWLAND**  
ENGINEERING & SURVEYING COMPANY, INC.  
NORTHBROOK BUSINESS CENTER, 140 HEIMER, SUITE 695  
SAN ANTONIO, TEXAS 78232  
OFFICE: (210) 495-4430  
FAX: (210) 495-4485  
E-Mail: howlandinc@sbcglobal.net

VRP# 03-07-097



# C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS EL SERVICE BOARD) IS HEREBY DEDICATED THE EASE ELECTRIC AND GAS DISTRIBUTION AND SERVICE FA THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASE FOR THE PURPOSE OF INSTALLING, CONSTRUCTING REMOVING, INSPECTING, PATROLLING, AND ERECTING CABLES, CONDUITS, PIPELINES OR TRANSFORMERS APPURTENANCES, TOGETHER WITH THE RIGHT OF ADJACENT LAND. THE RIGHT TO RELOCATE SAID RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH THE EFFICIENCY OF SAID LINES OR APPURTENANCE UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLA SAID EASEMENT AREAS.

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STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER: A. Bradford Galo, Managing Partner

LAREDO J.M. LTD.; A TEXAS LIMITED PARTNERSHIP  
15102 JONES MALTSBERGER, SUITE 101  
SAN ANTONIO, TEXAS 78247  
(210) 497-3385

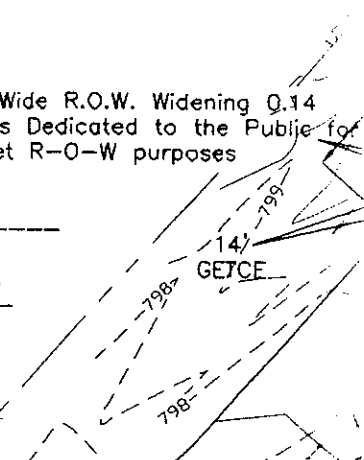
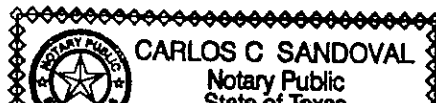
STATE OF TEXAS  
COUNTY OF BEXAR

13' Wide R.O.W. Widening 0.14  
Acres Dedicated to the Public for  
street R-O-W purposes

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24TH  
DAY OF MARCH, A.D. 2003

Carlos C. Sandoval 8-22-2006

NOTARY PUBLIC - COMMISSION EXPIRES  
IN AND FOR THE STATE OF TEXAS





City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # 03-07-097  
Assigned by city staff

Date: Jul 28, 2003

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent: A. Bradford Gale Phone: 497-3385 Fax: 495-2587

Address: 15102 Jones Maltsberger, Suite 101 Zip code: 78247-3367

Engineer/Surveyor: Howland Engineering Phone: 495-4430 Fax: 495-4485

Address: 140 Heimer, Suite 695 Zip code: 78232

1. Name of Project: Legacy Oaks Business Park
2. Site location or address of Project: Intersection of Jones Maltsberger and Old Thousand Oaks Drive
3. Council District 9 ETJ Over Edward's Aquifer Recharge? ( ) yes (X) no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.  
The purpose of this application is to request vested rights protection for Legacy Oaks Business Park, based on the Plat Application Date. The 7.7 Acre Site is zoned as "C-3". The expected uses are those consistent with "C-3" zoning, as described in Article III, 35-311 of the UDC. A conceptual layout included in the Traffic Impact Analysis is included in this submittal. Possible land uses include office, retail, Bank, auto repair and other uses allowed under "C-3" zoning.
5. What is the date the applicant claims rights vested for this Project? Sept. 11, 2002
6. What, if any, construction or related actions have taken place on the property since that date? None

Permit File # \_\_\_\_\_

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: Legacy Oaks Business Park Plat # 020447 Acreage: 7.74

Date submitted: Sept. 11, 2002 Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

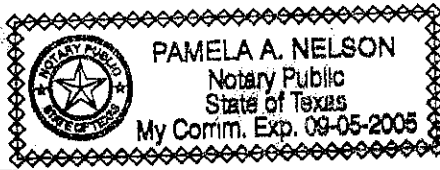
• **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: A. BRADFORD GALO Signature: [Signature] Date: 7/28/03

Sworn to and subscribed before me by A. Bradford Galo on this 28th day of July in the year 2003, to certify which witness my hand and seal of office.



Permit File # 03-07-097  
Pamela A. Nelson  
Notary Public, State of Texas

City of San Antonio use

Permit File: # 03-07-097  
Assigned by city staff

Date:

☒ **Approved**

As of  
9-11-2002  
HOWEVER

To expire 4-8-2006 unless plat is filed  
within time deadlines

☐ **Disapproved**

Review By: [Signature]  
Assistant City Attorney

Date: Aug 21, 2003

Comments: Vested rights enjoyed for this project based upon a  
plat Application ~~will~~ WILL expire with the plat application if the  
plat itself is not properly and timely filed.

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 AUG 26 PM 1:38

# Plat Tracking System

<b>Plat #:</b>	<b>Plat Name:</b>	<b>Agency:</b>
2002000447		DS - Development Services
<b>Select Option:</b>		
Planning Commission/Recordation - 260		<input type="button" value="Search"/>

## Planning Commission/Recordation

<b>Plat Number:</b>	2002000447	<b>Plat Name:</b>	LEGACY OAKS BUSINESS PARK
<b>Application Date:</b>	9-11-2002	<b>Expiration Date:</b>	9-10-2004
<b>Replat Public Hearing Date:</b>		<b>Replat Expiration:</b>	
<b>Deferral Approval Date:</b>		<b>Deferral Notification Date:</b>	
		<b>Deferral Expiration Date:</b>	

<b>Filing Date:</b>	3-25-2003	<b>Filing Expiration:</b>	4-24-2003
<b>PC Date:</b>	4-9-2003	<b>Approved (Y/N):</b>	Y
<b>Director Date:</b>		<b>Approval Expiration:</b>	4-8-2006
<b>Postponement/Withdrawal:</b>		<b>Time Extension Expiration:</b>	
		<b>Date Time Extension Granted:</b>	
<b>County Status (A/D/P):</b>		<b>Date:</b>	
<b>Recordation Date:</b>		<b>Vol: 0</b>	<b>Page: 0</b>
<b>PC Notes:</b>			

<u>DS TREES</u>	<u>APR</u>	<u>11 11</u> 2002	<u>11 11</u> 2002	OK LING A2
<u>DS DRN</u>	<u>APR</u>	01-23- 2003	01-24- 2003	OK RCM
<u>PW MAP</u>	<u>APR</u>	01-27- 2003	01-27- 2003	OK-RUDOLPH

[Back](#)



**LAREDO JM LTD.**  
15102 JONES MALTSBERGER, #101  
SAN ANTONIO, TX 78247-3367

INTERNATIONAL BANK OF COMMERCE  
San Antonio, Texas

30-1328  
1140

7/28/2003

000142

PAY TO THE  
ORDER OF CITY OF SAN ANTONIO

\$\*\*160.00

One Hundred Sixty and 00/100\*\*\*\*\*

DOLLARS

CITY OF SAN ANTONIO

MEMO VESTED RIGHTS PERMIT

AUTHORIZED SIGNATURE



⑈000142⑈ ⑆114013284⑆ 0098507⑈0⑆

**LAREDO JM LTD.**

CITY OF SAN ANTONIO

JONES MALTSBERGER/VESTED RIGHTS PERMIT 7/28/2003

000142

160.00

IBC #009850701

VESTED RIGHTS PERMIT

160.00